

142.A

0002

0067.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRaised:

Total Card / Total Parcel

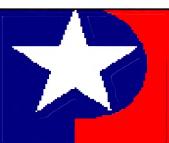
513,700 / 513,700

USE VALUE:

513,700 / 513,700

ASSESSED:

513,700 / 513,700



## PROPERTY LOCATION

No	Alt No	Direction/Street/City
67		NEWPORT ST, ARLINGTON

OWNERSHIP		Unit #:	67
Owner 1:	BOMZE ELIZABETH		
Owner 2:	HURD KATHERINE		
Owner 3:			

Street 1: 67 NEWPORT ST UNIT 67

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: Y

Postal: 02476 Type:

## PREVIOUS OWNER

Owner 1: FIRNENO RALPH/JENNIFER -

Owner 2: -

Street 1: 67 NEWPORT ST UNIT 67

Twn/City: ARLINGTON

St/Prov: MA Cntry:

Postal: 02476

## NARRATIVE DESCRIPTION

This parcel contains Sq. Ft. of land mainly classified as Condo with a Condo Conv Building built about 1917, having primarily Wood Shingle Exterior and 1145 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 6 Rooms, and 2 Bdrms.

## OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

## PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

## LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0	Sq. Ft.	Site			0	0.	0.00	7643												G6	1.			

## IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
102	0.000	510,700	3,000		513,700		261251
							GIS Ref
							GIS Ref
							Insp Date
							09/17/18

PREVIOUS ASSESSMENT								Parcel ID	142.A-0002-0067.0	
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	102	FV	503,000	3000	.	.	506,000	506,000	Year End Roll	12/18/2019
2019	102	FV	414,800	3000	.	.	417,800	417,800	Year End Roll	1/3/2019
2018	102	FV	366,300	3000	.	.	369,300	369,300	Year End Roll	12/20/2017
2017	102	FV	333,400	3000	.	.	336,400	336,400	Year End Roll	1/3/2017
2016	102	FV	333,400	3000	.	.	336,400	336,400	Year End	1/4/2016
2015	102	FV	307,700	3000	.	.	310,700	310,700	Year End Roll	12/11/2014
2014	102	FV	293,400	3000	.	.	296,400	296,400	Year End Roll	12/16/2013
2013	102	FV	293,400	3000	.	.	296,400	296,400		12/13/2012

SALES INFORMATION								TAX DISTRICT			PAT ACCT.			
Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes					
FIRNENO RALPH/J	71330-281	2	7/17/2018		548,000	No	No							
FIRNENO RALPH/J	44271-414		12/10/2004	Family	100	No	No							

BUILDING PERMITS												ACTIVITY INFORMATION					
Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name					
9/17/2018										Measured	DGM	D Mann					
5/17/2005										External Ins	BR	B Rossignol					

Sign: VERIFICATION OF VISIT NOT DATA / / /

<b>EXTERIOR INFORMATION</b>				<b>BATH FEATURES</b>				<b>COMMENTS</b>				<b>SKETCH</b>						
Type: 99 - Condo Conv				Full Bath: 1	Rating: Average													
Sty Ht: 1 - 1 Story				A Bath:	Rating:													
(Liv) Units: 1	Total: 1			3/4 Bath:	Rating:													
Foundation: 2 - Conc. Block				A 3QBth:	Rating:													
Frame: 1 - Wood				1/2 Bath:	Rating:													
Prime Wall: 1 - Wood Shingle				A HBth:	Rating:													
Sec Wall:		%		OthrFix:	Rating:													
Roof Struct: 1 - Gable				<b>OTHER FEATURES</b>														
Roof Cover: 1 - Asphalt Shgl				Kits: 1	Rating: Average													
Color: brown				A Kits:	Rating:													
View / Desir:				Fpl:	Rating:													
<b>GENERAL INFORMATION</b>				WSFlue:	Rating:													
Grade: C - Average				<b>CONDOS INFORMATION</b>														
Year Blt: 1917	Eff Yr Blt:			Location:														
Alt LUC:	Alt %:			Total Units:														
Jurisdct: G6	Fact: .			Floor: 1 - 1st Floor														
Const Mod:				% Own: 50.000000000														
Lump Sum Adj:				Name:														
<b>INTERIOR INFORMATION</b>				<b>DEPRECIATION</b>				<b>REMODELING</b>				<b>RES BREAKDOWN</b>						
Avg Ht/FL: STD				Phys Cond: GD - Good	18. %			Exterior:		No Unit	RMS	BRS	FL					
Prim Int Wall: 2 - Plaster				Functional:		%		Interior:		1	6	2						
Sec Int Wall:		%		Economic:		%		Additions:										
Partition: T - Typical				Special:		%		Kitchen:										
Prim Floors: 3 - Hardwood				Override:		%		Baths:										
Sec Floors:		%		Total:	18.6 %			Plumbing:										
Bsmnt Flr: 12 - Concrete				<b>CALC SUMMARY</b>				Electric:										
Subfloor:				Basic \$ / SQ: 295.00				Heating:										
Bsmnt Gar:				Size Adj.: 1.35000002				General:										
Electric: 3 - Typical				Const Adj.: 0.98000199														
Insulation: 2 - Typical				Adj \$ / SQ: 390.286														
Int vs Ext: S				Other Features: 55000														
Heat Fuel: 1 - Oil				Grade Factor: 1.00														
Heat Type: 5 - Steam				NBHD Inf: 1.25000000														
# Heat Sys: 1				NBHD Mod:														
% Heated: 100		% AC:		LUC Factor: 1.00														
Solar HW: NO		Central Vac: NO		Adj Total: 627347														
% Com Wall		% Sprinkled:		Depreciation: 116686				Juris. Factor: 1.00	Before Depr: 487.86									
				Depreciated Total: 510660				Special Features: 0	Val/Su Net: 446.03									
								Final Total: 510700	Val/Su SzAd: 446.03									
<b>MOBILE HOME</b>				Make:		Model:		Serial #:		Year:		Color:						
<b>SPEC FEATURES/YARD ITEMS</b>				<b>PARCEL ID</b> 142.A-0002-0067.0										<b>IMAGE</b>				
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value	
3	Garage	D	Y	1	9X18	A	AV	1960	30.43	T	40	102			3,000		3,000	
More: N	Total Yard Items:	3,000		Total Special Features:					Total:	3,000		<b>AssessPro Patriot Properties, Inc</b>						